

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

2:00 P.M.

JULY 25, 2000

PRESENT:

Ted F. Short, Chairman
Jim Shaw, Vice Chairman
Joanne Bond, Commissioner
Jim Galloway, Commissioner
Pete Sferrazza, Commissioner

Amy Harvey, County Clerk
Katy Singlaub, County Manager
Madelyn Shipman, Legal Counsel

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the pledge of allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

00-707 AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the agenda for the July 25, 2000, meeting be approved.

Katy Singlaub, County Manager, clarified that Item No. 11 an Ordinance authorizing Medium-Term Financing is for the purchase of the Pioneer property in the amount of \$14,000,000; and that Item No. 12A is a Resolution in connection with Medium-Term Financing for the lease purchase agreement of the Public Safety Training Center, in the amount of \$18,000,000.

PUBLIC COMMENTS

Guy Felton, area resident, expressed his concern about local governments being swayed by individual citizens.

Sam Dehne, Reno citizen, expressed his concern regarding local governments allowing the construction and expansion of projects without taking into considering the affect that it has on the community.

Gary Schmidt, area resident, expressed his concern regarding the Forest Service plan, which could affect outdoor activities in the forest area. He stated that there will be a Forest Service meeting held on July 26, 2000 at the McKinley Cultural Center in Reno if anyone from the public wants to show up and make comments.

00-708 **WAIVER – PROHIBITION OF SERVING ALCOHOL – SIERRA
ARTS FOUNDATION – GENERAL SERVICES**

Upon recommendation of Tom Gadd, Director, General Services, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered that the prohibition of serving alcoholic beverages on County property for an event sponsored by the Sierra Arts Foundation, to be held on the lawn of the Washoe County Courthouse, 101 South Virginia Street, on July 31, 2000, be waived.

00-709 **GRANT – NEVADA HISTORIC PRESERVATION OFFICE –
WASHOE COUNTY COURTHOUSE – GENERAL SERVICES**

Upon recommendation of Tom Gadd, Director, General Services, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered that the grant from the State of Nevada Historic Preservation Office for the repair and cleaning of the exterior of Washoe County Courthouse, in the amount of \$20,000, be accepted. It was further ordered that the Comptroller be directed to post the grant to 89033-4301 (revenue: \$20,000) and 89033-7880 (expenditure: \$20,000) in FY 99-00.

00-710 **DONATION – MITSUBISHI ST-221 SATELLITE
RADIOS/PHONES – SHERIFF’S OFFICE SPECIAL VEHICLE
UNIT – SHERIFF**

Upon recommendation of Dennis Balaam, Sheriff, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered that the donation of two Mitsubishi ST-221 satellite radio/phones with an approximate value of \$10,000 from the Washoe County Sheriff’s Office Special Vehicle Unit, an independent non-profit organization, be accepted with gratitude.

00-711 **APPROVE COMPENSATION FOR THE JUSTICES OF THE
PEACE – TRANSFER CONTINGENCY FUND – BUDGET
DEPARTMENT**

Brian Mirch, Senior Administrative Analyst, stated that the Finance Department worked with the National Center for State Courts while they were in town; and that they reviewed the rural Justice Court judges, as well as the bigger courts, Reno, Sparks and Incline. He further stated that he has spoken with Judge Margie Clark, Verdi Justice Court about her concerns and he advised her to appear before the Board today and speak to them regarding her concerns. Mr. Mirch provided to the Board a letter from Ms. Clark dated July 25, 2000, which outlines those concerns.

Commissioner Bond inquired how Verdi and Wadsworth Justices of the Peace came out with the same salary when Wadsworth has half the caseload of Verdi.

Katy Singlaub, County Manager, clarified that the case statistics provided to the National Center shows that Verdi carries about a third more work than does Wadsworth Justice Court; and that the Wadsworth Justice of the Peace's salary has been frozen for the last couple of years until Verdi was brought even.

Following further discussion, on motion by Commissioner Galloway, seconded by Commissioner Shaw, which motion duly carried with Commissioner Sferrazza abstaining, Chairman Short ordered that compensation for Washoe County's Justices of the Peace as required per NRS 4.040 be approved as follow:

Townships-Justice of the Peace	New Base Salary	\$ Change per Judge	% Change
Reno/Sparks (7 Judges)	\$100,121	\$9,017	10%
Incline	\$ 90,108	\$8,136	10%
Verdi	\$ 41,295	\$2,337	6%
Wadsworth	\$ 41,295	\$2,337	6%
Gerlach	\$ 25,751	\$0	0%

It was further ordered that the transfer of contingency funds be approved as follows:

<i>Increase Account</i>	<i>Amount</i>
1251-7001	\$8,136
1253-7001	\$45,085
1254-7001	\$18,034
1255-7001	\$2,337
1257-7001	\$2,337
Total	\$75,929
<i>Decrease Account</i>	<i>Amount</i>
1890-7328	\$75,929
Total	\$75,929

It was further ordered that an additional cost of living increase as part of the minimum compensation set not be granted.

00-712 APPROVE BASE SALARY – INCLINE VILLAGE CONSTABLE – BUDGET DEPARTMENT

Upon recommendation of Brian Mirch, Senior Administrative Analyst, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered that the base salary for the Incline Constable in the amount of \$20,000 per year and an additional compensation for \$22,994 per year for non-Constable services traditionally provided by the Incline Constable on behalf of other County agencies and the Incline Justice Court be approved.

It was noted that the total compensation is \$42,994 and is contingent upon the Constable dedicating all revenue received as Constable to the County.

00-713 E911 ADVISORY COMMITTEE MEMBERS – ASSOCIATION OF PUBLIC SAFETY COMMUNICATIONS INTERNATIONAL CONFERENCE

Upon recommendation of Brent Lee, Vice Chairman, E911 Advisory Committee, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered that attendance to the Association of Public Safety Communications International Conference in Boston, Massachusetts, on August 13 – 18, 2000, by three E911 Advisory Committee members be approved.

It was noted that the individuals attending on behalf of the E911 Advisory Committee may not be Washoe County employees and this travel was approved by the E911 Advisory Committee at their meeting of June 21, 2000.

00-714 APPROVE LEAVE OF ABSENCE WITHOUT PAY – AUGUST 2000 TO JUNE 2001 – LIBRARY

Upon recommendation of Nancy Cummings, Director, Washoe County Library, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered that the request by Sean Chambers for leave of absence, without pay, from August 2000 to June 2001 be granted.

00-715 ACKNOWLEDGEMENT – NATIONAL CENTER FOR STATE COURTS STUDIES – SECOND JUDICIAL DISTRICT COURT AND JUSTICE COURT - BUDGET DEPARTMENT

Commissioner Sferrazza asked if accepting this report would constitute approving the results of the study. Katy Singlaub, County Manager, responded that they are just accepting the report today and the Courts will come back at a later date with an implementation plan to present to the Board. Commissioner Sferrazza stated that he had previously requested that this study be reviewed simultaneously with the Hay Study results, so there is no great disparity between like positions.

Mrs. Singlaub advised that the Courts have planned to come back on August 8th with a presentation for the implementation plan; and that staff is waiting direction from the Board to review the implementation plan in cooperation and coordination with the Courts. Commissioner Sferrazza stated that August 8th is too soon to come back with the Court Study; that the Hay Study is not complete at this time; and that this Court Study should not be implemented without the results of the Hay Study as a comparison.

Ron Longtin, Court Administrator, pointed out that they have reviewed the National Center for State Court Studies and it is their proposal to work with the Finance Department and the Human Resources Department within the timeframe prior to August 8th, with the intent of developing an impact statement regarding salaries as far as the Courts are concerned. He further stated that on August 8th the Courts would be requesting a resolution accepting the National Center Study.

Commissioner Bond asked when the Hay Study results are expected to be completed. Mrs. Singlaub responded that staff has informed her that it will be the first week of September; and that the plan is for the affected department and employees to have a chance to hear the recommendations from the Hay Study before the Board is asked to adopt it. Mark Gregersen, Assistant County Manager, stated that he just met with one of the representatives from the Hay Group; that they discussed the finalization of that study; and that it is anticipated the results will be available for everyone's review around the first part of September.

Commissioner Galloway concurred with Commissioner Sferrazza that there should be no action on the Courts Study until they receive the Hay Study results; and advised that he would not object to a presentation from the courts, prior to the Hay Study results, as long as it is not agendized for action.

Commissioner Bond moved to continue a presentation from the Courts for the first meeting in September. Mrs. Singlaub suggested that the Courts be allowed to make their presentation on the management review portion to the Board prior to the Hay Study results. Mr. Longtin stated that the Judges will consider recommendations at their retreat in September; that they will go through each recommendation at that time; and that they will come back after that and give an indication of potential implementation.

John Sherman, Finance Director, suggested that staff from the Finance and Human Resources Departments work with the District Court through some of these issues before it is brought back to the Board.

Commissioner Bond stated that she would modify her motion and direct staff to put together a review of this management portion prior to September 8th, and possibly make a workshop presentation to the Board. Mrs. Singlaub clarified that the action item is to acknowledge the report; and that staff will work with the courts to find an amenable timeframe to bring an implementation plan back to the Board.

Upon recommendation of Brian Mirch, Senior Administrative Analyst, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that receipt of the report by the National Center for State Court Studies Titled "2nd Judicial District, Nevada District Court and Washoe County Justice Courts Job Classification and Pay Study" and "Second Judicial District Court Washoe County, Nevada Management Review" be acknowledged and staff directed to explore a timeframe in which to come back to the Board with a presentation and not as an action item.

00-716 **CLAIM SETTLEMENT – UNITED CONSTRUCTION COMPANY
– RISK MANAGEMENT**

Upon recommendation of Ray Sibley, Risk Management Division, through Katy Singlaub, County Manager, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the Risk Manager be authorized to settle the claim of United Construction Company against Washoe County in the amount of \$63,000.

00-717 **WAIVER AND CONSENT – APPORTIONMENT REPORT – SAD
NO. 23 ARROWCREEK**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director of Water Resources Department, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered the following:

1. Affidavit 14 of Waiver and Consent as an Apportionment Report to redistribute the SAD 23 assessments for ArrowCreek be accepted; and
2. The Manager of the Utility Services Division be directed to record the Affidavit with the County Recorder.

00-718 **AGREEMENT – SOUTHWEST POINTE ASSOCIATES LLC – OFF
SITE SEWER FACILITIES – ARROWCREEK**

Upon recommendation of John Rhodes, Deputy District Attorney, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, it was ordered that the Agreement with Southwest Pointe Associates, LLC, to finalize a settlement relating to the construction of off-site sewer facilities for the ArrowCreek development project, be approved and Chairman Short be authorized to execute.

It was noted that the Agreement provides for the following:

1. Within five days following execution, ArrowCreek will pay the sum of \$268,303.59 to the County's Utility Division;
2. The County will construct all further off-site sewer facilities required for the ArrowCreek development;
3. ArrowCreek will receive a sewer connection fee credit in the amount of \$210,921.00, which credit will be valid for a period of two years; and
4. Both the County and ArrowCreek will bear their own costs and attorneys' fees related to the litigation and arbitration.

It was further noted that the Utility Division will forthwith receive the settlement amount of \$268,303.59, which will be utilized for construction of the facilities in issue; that the credit amount of \$210,921.00 will result in future bookkeeping charges against the Utility Division, over a period of time not to exceed two years; and that ArrowCreek's net contribution, after the credit is exhausted, will be \$57,382.59.

**00-719 AGREEMENT – WORTH GROUP ARCHITECTS –
ARCHITECTURAL SERVICES – BLACK SPRINGS
COMMUNITY BUILDING – PUBLIC WORKS**

Upon recommendation of Anthony McMillen, Public Works, through Rodney Savini, Capital Projects Division Manager, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, it was ordered that the Agreement with Worth Group Architects for architectural services for the Black Springs Community Building Addition, in the amount of \$37,900.00, be approved and Chairman Short be authorized to execute.

**00-720 AGREEMENT – PET NETWORK OF NORTH LAKE TAHOE INC
– INCLINE VILLAGE AND RENO ANIMAL SERVICES CENTER
– GENERAL SERVICES**

Upon recommendation of Tom Gadd, Director, General Services, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, it was ordered that the Service Agreement between Pet Network of North Lake Tahoe, Inc., a non-profit organization, and Washoe County Animal Control to provide transportation of stray or abandoned dogs and cats, be approved and Chairman Short be authorized to execute.

**00-721 LEASE – EDWARD AND CAROL JEAN NEWMAN – WASHOE
COUNTY – CENTERPOINTE PROFESSIONAL BUILDING –
GENERAL SERVICES**

Upon recommendation of Tom Gadd, Director, General Services, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, it was ordered that the Lease Agreement between Edward F. and Carol Jean Newman (Lessor) and Washoe County (Lessee), for office space at Centerpointe Professional Building, 865 Tahoe Boulevard, Incline Village, Nevada, for a thirty-six month period from July 1, 2000 and terminating June 30, 2003, and for such other terms and conditions as provided therein, be approved and Chairman Short be authorized to execute.

00-722 KENNEL PERMIT APPEAL – DENNIS AND DARLENE SMITH

Katie Stevens, Supervisor, Animal Control, advised of the circumstances leading to the application for a kennel permit. She stated that Mr. & Mrs. Smith reside on

a 1/3 acre lot; that 21 of their neighbors were notified of this application request on June 15, 2000; and that only one letter opposing the permit was received.

In response to inquiries from the Board, Larry Boneck, Animal Control Officer, advised that the pictures submitted by Animal Control, and placed on file with the Clerk, show the current fence at the residence. He stated that if the permit is approved another fence will be built that meets County standards; that the dogs in question are medium to small in size; and that all but one dog is spayed or neutered. He recommended conditions for approval for the Board's consideration.

Commissioner Galloway requested that the text and conditions of the permit be submitted to the Board along with other pertinent information so that the Board knows ahead of time what is being recommended for approval.

Dennis Smith, applicant, stated that they have had their dogs for 5 years; that they are a mix of Rottweiler, Dalmatian and Chow; that they are small to medium size dogs; and that although they have a doggy door, their dogs spend 90% of their time in the house.

Following further discussion, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the application by Dennis & Darlene Smith, 4050 Bobolink Circle, Reno, Nevada, for a kennel permit be approved subject to the following conditions: that the 4th dog be spayed or neutered; that if any of the dogs are sold, given away, or has passed away, the applicants under this permit will not be able to get another 4th dog; and that the applicant has 60 days under County ordinance, to build the new fence.

00-723 KENNEL PERMIT APPEAL – IRVIAN SINGLETON

Katie Stevens, Supervisor, Animal Control, advised the Board that the applicant has withdrawn his permit application. She stated that Mr. Singleton has been notified that he has 30 days to reduce the number of dogs to 3.

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the application for a kennel permit by Irvian Singleton, 501 E. 6th Avenue, Sun Valley, Nevada, be denied.

00-724 CHANGE ORDER NO. 1 – GRANITE CONSTRUCTION COMPANY – RODEO CREEK ROAD – PUBLIC WORKS

Upon recommendation of Dave Roundtree, Public Works Director, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that Change Order No. 1, to increase the amount of the contract with Granite Construction Company in the amount of \$220,800 for the replacement of recycled asphalt product (RAP) on Rodeo Creek Road, be approved and the Contract Administrator be authorized to sign the change order document.

00-725

**AMEND JUNE 19, 1996 RESOLUTION – ADMINISTRATIVE FEE
– DEFERRED COMPENSATION ADVISORY COMMITTEE**

Katy Singlaub, County Manager, advised that this is not an expenditure of County funds; that the Committee is notifying the Board they amended their resolution; and that procedurally this notification is required.

Commissioner Sferrazza asked who controls these funds. Mrs. Singlaub responded that by federal law the funds belong to the employees.

Madelyn Shipman, Legal Counsel, advised that these funds belong to the employees; that the Committee manages the fund that was created for these administrative expenses; and that this was initiated several years ago to collect the administrative fee, which was approved by this managing group. She further advised that both the administrative funds and the funds that are being set aside for investment purposes are managed through this Committee.

Joanne Ray, Human Resources Director, stated that the Committee just wanted to notify the Board that they were sending two members to the National Association of Governmental Deferred Compensation Administrators Conference being held in September; and that they had revised their 1996 Resolution.

Commissioner Sferrazza asked if anyone reviews the administration of this fund. Ms. Ray responded that the Comptroller provides an accounting for the monies that have been collected and gives reports at their public meetings.

Following further discussion, the report submitted by the Deferred Compensation Committee, informing the Commission that the June 19, 1996 Resolution has been amended, in relation to expenditures for the Administrative Fee imposed on participants, is hereby acknowledged.

00-726

**RESOLUTION – MEDIUM TERM FINANCING \$18,000,000 –
LEASE PURCHASE AGREEMENT – PUBLIC SAFETY
TRAINING CENTER COMPLEX**

On motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following resolution be adopted and Chairman Short be authorized to execute:

RESOLUTION NO. 00-726

A RESOLUTION APPROVING CERTAIN DOCUMENTS IN CONNECTION WITH MEDIUM-TERM FINANCING EVIDENCED BY A LEASE PURCHASE AGREEMENT IN AN AMOUNT OF UP TO \$18,000,000 FOR THE PURPOSE OF FINANCING ALL OR A PORTION OF THE COST OF A PUBLIC SAFETY TRAINING CENTER COMPLEX; AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN

CONNECTION WITH SUCH FINANCING; PROVIDING CERTAIN DETAILS IN CONNECTION THEREWITH; AND PROVIDING THE EFFECTIVE DATE HEREOF.

WHEREAS, the Board of County Commissioners of Washoe County, Nevada (the "Board", "County", and "State", respectively) will incur up to \$18,000,000 in medium-term financing of the County under Sections 350.085 to 350.095, inclusive, of Nevada Revised Statutes (the "Project Act" and "NRS", respectively), to be evidenced by a Lease-Purchase Agreement between the County and PST Facility, Inc. (the "Developer") dated as of March 14, 2000 (the "Agreement") entered into pursuant to NRS §§244.286 and 350.800 (collectively, the "Lease Purchase Act") pursuant to which the County will lease and may purchase a public safety training center complex, including buildings, furniture, equipment, and appurtenances useful and desirable therefor (the "Project"); and

WHEREAS, the Board has determined that legally available funds of the County will at least equal the amount required in each year for the payment of interest and principal on such medium-term financing; and

WHEREAS, a notice of intention to act upon the resolution authorizing such medium-term financing has been duly published in a newspaper of general circulation in the County not less than 10 days prior to the date of a hearing thereon pursuant to NRS §350.087; and

WHEREAS, after such hearing, such medium-term financing has been approved by a two-thirds (2/3) vote of the Board; and

WHEREAS, as required by the Project Act, such medium-term financing was submitted to the Nevada Department of Taxation and approved by the executive director thereof, as evidenced by the following which is hereby recorded in the minutes of the Board: (Attach Approval of Executive Director)

WHEREAS, as contemplated by the Agreement, the County, the Developer and Wells Fargo Bank Arizona, N.A. (the "Trustee") has proceeded to prepare an Indenture of Trust (the "Indenture") pursuant to which Certificates of Participation (the "Certificates") in the County's payments under the Agreement will be offered; and

WHEREAS, there has also been prepared (i) a proposed form of Purchase Contract relating to the Certificates among Sutro & Co. Incorporated (the "Underwriter"), the County and the Developer, (ii) a Continuing Disclosure Certificate (the "Disclosure Certificate"); (iii) a Preliminary Official Statement (the "Preliminary OS") relating to the offering of the Certificates; and (iv) the form of the Deed (the "Deed") pursuant to which certain of the Developer's right, title and interest in the property will be transferred to the County at the time the project is completed; and (v) the form of a Deed of Trust (the "Deed of Trust") pursuant to which the County will grant to the Trustee a Deed of Trust on the property; and

WHEREAS, the Indenture, the Purchase Contract, the Preliminary OS, the Deed and the Deed of Trust have each been filed with the County Clerk available for inspection by members of the Board and the public; and

WHEREAS, the County desires to proceed with the issuance of the Certificates in order to finance the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA:

Section 1. The Board confirms its finding and determination that the public interest requires medium-term financing for the Project in a principal amount not exceeding \$18,000,000.

Section 2. The Chairman, County Clerk and Finance Director are authorized and directed to execute and deliver, on behalf of the County: (i) the Indenture; (ii) the Purchase Contract; (iii) the Disclosure Certificate; (iv) the Deed of Trust, each in substantially the form now on file with the County Clerk, but with such changes as are not inconsistent herewith and are approved by the Finance Director and to execute a final Official Statement (the "Final OS") in substantially the form of the Preliminary OS on file with the County Clerk, but with such changes therein as are approved by the Finance Director, and to accept the deed at the time provided in the Agreement in substantially the form now on file with the County Clerk but with such changes therein as are not inconsistent herewith and are approved by the Finance Director. In connection therewith, the Finance Director is authorized to specify the final terms of the Agreement including the final principal amount of the medium term financing evidenced by the Agreement and the amount of principal maturing in each year provided that the aggregate principal amount does not exceed \$18,000,000 and the final maturity occurs on or before January 1, 2011; the dates and prices for any optional, mandatory or extraordinary rights or requirements to prepay, provided any prepayment premium may not exceed 9%; any discount in the Lease-Purchase Agreement or Certificate offering price, provided that the discount may not be in excess of 2%; and the interest rate or rates, provided that none of said rates may exceed 3 percentage points above the Index of 20 Bonds most recently published in The Bond Buyer prior to the acceptance by the Finance Director on behalf of the County of the negotiated offer by the Underwriter to purchase such Certificates; and the effective interest rate, taking into account the periodic interest rates and any discount, provided that such rate may not exceed 3 percentage points above the Index of 20 Bonds most recently published in The Bond Buyer prior to the acceptance by the County of such negotiated offer to purchase such Certificates.

Section 3. In addition, the Finance Director is authorized to cooperate with the Developer and the Underwriter in arranging for the offering of the Certificates; the Finance Director is authorized to deem the Preliminary OS to be a "final" official statement on behalf of the County for the purposes of Rule 15c2-12 of the Securities and Exchange Commission.

Section 4. All action heretofore taken by the County and the officers hereof to effect the purposes of this resolution is hereby ratified, approved and confirmed.

Section 5. The officers of the County are hereby authorized to take all action necessary or appropriate to effectuate the provisions of this resolution, including without limitation,

(a) the printing of the Certificates (including, without limitation, and if appropriate, a statement of insurance, if any), the Preliminary OS and the Final OS;

(b) the execution of such documents as may be reasonably required by the Underwriter, the Developer, the Trustee or the insurer of the Certificates, if any (the "Insurer"), relating, inter alia, to

1. the execution and delivery of any of the documents referred to herein and of any other documents or agreements referred to in the documents referred to herein (collectively, the "Documents");

2. the tenure and identity of the officials of the County;

3. the assessed valuation of the taxable property in and the indebtedness of the County;

4. the rate of ad valorem taxes levied against taxable property in the County;

5. the exemption of the interest component of the payments made under the Agreement;

6. the accuracy and completeness of any information concerning the County provided in connection with the sale of the Certificates, including information contained in the Final OS; and

7. if it is in accordance with the fact, the absence of litigation, pending or threatened, affecting the validity of the Certificates or any of the Documents.

(c) the acquisition of title of insurance on the property subject to the Agreement in such amounts as may be reasonably required by the Underwriter, the Developer, the Trustee or the Insurer, if any; and

(d) the execution and delivery of escrow instructions to such title insurance company relating to the recordation of the Indenture, the Deed and the Deed of Trust and certain other transactions contemplated by the Documents.

Section 6. This Resolution shall become effective upon its passage and approval.

**00-727 RESOLUTION – SAD NO. 30 (ANTELOPE VALLEY ROAD) –
PRELIMINARY PLANS AND ASSESSMENT PLAT –
ACQUISITION AND IMPROVEMENT OF STREET PROJECT**

Dave Roundtree, Public Works Director, stated that the community has indicated they support the formation of the assessment district; that the residents have conducted some preliminary estimates of their own and believe the estimated costs of the final design is something they can afford; and that the residents have petitioned to allow the start of this process.

In response to inquiries from the Board, Mr. Roundtree stated that these are just preliminary estimates; that once they get firm numbers they will get that information out to the residents; and that the residents can then oppose or support these costs at the public hearings, which will occur before they go any further.

Chairman Short clarified for the public that they are not approving the special assessment district at this time; and that they are just setting up the process to possibly set up a special assessment district.

Mac Coakwell, area resident, stated that he is in favor of paving Antelope Valley Road; that he believes the County would hear less opposition to this project if there were two special assessment districts formed; and that would allow residents on one side of Matterhorn Drive to pay for their portion of the road being paved and residents on the other side of Matterhorn would pay for their portion.

Jeannie Fow, area resident, stated that physically these are two separate valleys; that there has been more opposition in the “Deep Well” section than the Antelope Valley section; that Antelope Valley road is very important and a lot of people use that road who are not residents; and that she believes that two special assessment districts would cut down on the opposition to this proposed project.

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following resolution be adopted and Chairman Short be authorized to execute:

RESOLUTION NO. 727

A RESOLUTION DIRECTING THE ENGINEERS ON BEHALF OF THE COUNTY TO PREPARE AND FILE WITH THE COUNTY CLERK PRELIMINARY PLANS AND AN ASSESSMENT PLAT IN CONNECTION WITH A PROPOSED STREET PROJECT IN SPECIAL ASSESSMENT DISTRICT NO. 30 (ANTELOPE VALLEY ROAD), FOR THE ACQUISITION AND IMPROVEMENT OF A STREET PROJECT IN WASHOE COUNTY PURSUANT TO THE CONSOLIDATED LOCAL IMPROVEMENT LAW, AND ALL LAWS AMENDATORY THEREOF AND SUPPLEMENTAL THERETO; AND PROVIDING THE EFFECTIVE DATE HEREOF.

WHEREAS, the Board of County Commissioners (herein "Board") of the County of Washoe (herein "County") in the State of Nevada is of the opinion and has determined and does hereby declare that the interest of the County of Washoe requires the acquisition and improvement of a street project as defined in NRS §271.225 (the "Project"); and

WHEREAS, for the purpose of designation and identification it is desirable that the hereinafter described Project be known and identified as "Washoe County, Nevada, Special Assessment District No. 30 (Antelope Valley Road)" (the "Improvement District" or "District").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE, IN THE STATE OF NEVADA;

Section 1. The County Engineer (the "Engineer") is hereby directed to prepare, and file with the County Clerk preliminary plans showing a typical section of the contemplated improvements, the type or types of material, approximate thickness and wideness, and a preliminary estimate of the total cost (including all incidental cost), and a preliminary estimate of the portion of the total cost to be assessed for the acquisition and improvement of the Project, which is more particularly described as follows:
Antelope Valley Road:

- (a) From Matterhorn Drive south to Red Rock Road, a distance of approximately 3.5 miles.
- (b) From Matterhorn Drive north approximately 4.1 miles to an existing cattle guard;

Section 2. Except as shown on said preliminary plans for the District the character of such improvements shall be described more particularly as the grading and paving of Antelope Valley Road, including incidental drainage facilities, signing and surveying. The pavement is to be 24 foot wide asphaltic concrete plant mix with 2 foot wide (minimum) gravel shoulders on both sides; the pavement structural section is to be a minimum of 3 inches of asphalt over 6 inches of aggregate base; the paving, drainage, signing and survey monumentation to be in accordance with the Standard Details and

Specifications for Public Works Construction; and all grading, paving and incidental drainage, signing and surveying improvements to include all necessary excavations, filling, grading and appurtenances incidental thereto.

Section 3. Except as shown on the preliminary plans to be filed by the Engineer in the office of the County Clerk, the character and location of the Project shall be as described in Sections 1 and 2 hereof.

Section 4. The Engineer is hereby directed to estimate the cost of each type of construction in a lump sum or by unit process, as to such Engineer may seem most desirable for the construction, acquisition, improvement and installation of the improvements designated above. Such preliminary estimate of costs shall also include, without limiting the generality of the foregoing, the advertising, appraising, engineering, legal, printing and such other expenses as in the judgment of such Engineer are necessary or essential to the completion of such work or improvement attributable to the costs in the improvement district and the payment of the cost thereof. The entire cost of the Project is of special benefit and shall be paid by special assessment against the tracts benefited.

Section 5. The Engineer is hereby directed to prepare and file with the County Clerk an assessment plat showing the area to be assessed, the market value and a description of each tract, the name and address of each owner, and the amount of estimated maximum benefits to be assessed against each tract as a unit lot or per lot basis, i.e., assessments are to be levied against each tract or parcel of land within the boundaries of the District on a unit lot or per lot basis. Such estimated benefits may be shown by an attached addendum to the plat which may be designated as the preliminary assessments roll or tabulation of parcels. An equitable adjustment will be made for assessments to be levied against wedge or V or other irregularly shaped lots or lands, if any, and for any tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. In any event, the assessments shall be against all lots benefited by the Project proportionally to benefits received. Such basis of assessments is hereby designated by the Board.

Section 6. The boundaries of the District shall be the street to be improved as designated above and the parcels of land (identified by Assessment Parcel numbers) shown on Exhibit 1. (A copy of which was placed on file with the Clerk's Office.)

Section 7. The officers of the County are directed to effectuate the provisions of this resolution.

Section 8. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such inconsistency.

Section 9. The invalidity of any provisions of its resolution shall not affect any remaining provisions hereof.

Section 10. The Board of County Commissioners has determined, and does hereby declare, that this resolution shall be in effect after its passage in accordance with law.

**00-728 RESOLUTION – RECONSTITUTING DEFERRED
COMPENSATION ADVISORY COMMITTEE MEMBERSHIP –
HUMAN RESOURCES**

Katy Singlaub, County Manager, advised that she did forward Commissioner Sferrazza’s request to Mark Gregersen, Assistant County Manager, to research any additional composition of this Committee.

Upon recommendation of Joanne Ray, Human Resources Director, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following resolution be adopted, with the understanding that this item will come back to the Board at a later date to possibly add a County Commissioner to the Committee, and Chairman Short be authorized to execute:

**RESOLUTION – RECONSTITUTING DEFERRED COMPENSATION
ADVISORY COMMITTEE**

WHEREAS, a Deferred Compensation Advisory Committee consisting of three voting members and one nonvoting member has been in existence to assist Washoe County in the administration of its deferred compensation program pursuant to NRS 287.440; and

WHEREAS, the Deferred Compensation Advisory Committee has been reconstituted over the years to reflect increased membership as the program grew; and

WHEREAS, one of the appointing entities, the Washoe County Employees Association, desires to make a change in the appointment of members to the Deferred Compensation Advisory Committee;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COUNTY COMMISSIONERS AS FOLLOWS:**

1. The existing Deferred Compensation Advisory Committee shall have authority to act until the Committee is reconstituted as provided herein. At such time, all resolutions in effect prior to this Resolution with respect to the establishment of the Deferred Compensation Advisory Committee shall be deemed repealed.

2. The Deferred Compensation Advisory Committee is hereby established as reconstituted to consist of six (6) voting members as follows: two (2) members to be appointed by the WCEA Executive Board from the WCEA membership; one (1) member to be appointed by the County Manager from the confidential/exempt/management groups of employees; one (1) such member to be appointed by

the President of the Washoe County Sheriff's Deputies Association, such appointment to be from that Association or the Washoe County Sheriff's Supervisory Deputies Association; one (1) member to be appointed by the President of the Washoe County District Attorney Investigators' Association from that Association; one (1) member to be appointed by the Chief Administrative Judge of the Second Judicial Court from the judicial/probation/other Court or District Attorney groups of employees. All members appointed must be a Participant as defined by the Deferred Compensation Plan. The Director of Human Resources for Washoe County shall be a nonvoting member of the Committee.

3. Terms of service on the Deferred Compensation Advisory Committee shall be two (2) years for all members, except for appointments for the initial terms wherein three (3) of the members shall service two-year terms and two (2) of the members shall serve one-year terms. The initial terms of the members were established by lot at the first meeting of the Deferred Compensation Advisory Committee.

4. Upon adoption of this resolution, and thereafter as vacancies occur on the Deferred Compensation Advisory Committee following the expiration of a member's terms, the Director of Human Resources shall cause notice of the vacancy on the Committee to be sent to the appointing authorities as specified above. Such notice shall indicate the time in which an appointment must be made to the Committee. In the event that an appointing authority fails to make an appointment within the time given in the notice, then the members of the Committee who have been appointed shall cause notice of said vacancies to be posted and the Committee will solicit invitations for service on the Committee from all Plan Participants. From those submitting a statement of interest, the Committee members shall fill the remaining vacancies on the Deferred Compensation Advisory Committee. Said appointments may be any Plan Participants regardless of affiliation with a personnel representative unit.

5. In the event that a member is unable to attend a meeting, the appointing authority may appoint an alternate to serve in the absence of the member. Any member missing 3 consecutive meetings or more without good cause as determined by the remaining members of the Committee shall lose his membership on the Committee. In such event a vacancy shall be created for the remainder of that former member's term which vacancy will be filled in accordance with the terms of this Resolution.

6. Following the reconstitution of the committee as set forth herein and appointment of any members, a quorum to act on any item will consist of three members. Any matter brought before the Committee may be approved by a majority of those present and constituting a quorum.

7. The Committee shall have all powers provided under NRS 287.440. The Committee shall make recommendations to the Board of County Commissioners regarding amendments to the Deferred Compensation Plan.

{Business Impact Note: The Board of County Commissioners hereby finds that this resolution does not impose a direct and significant economic burden upon a business, nor does it directly restrict the formation, operation or expansion of a business.}

00-729 RESOLUTION – LEVYING TAX RATES – WASHOE COUNTY
ENTITIES 2000-2001 FISCAL YEAR – FINANCE DEPARTMENT

Upon recommendation of John Sherman, Finance Director, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following resolution be adopted and Chairman Short be authorized to execute:

RESOLUTION LEVYING TAX RATES FOR ALL WASHOE COUNTY
ENTITIES FOR THE 2000-2001 FISCAL YEAR

WHEREAS, the Nevada Tax Commission has certified the combined tax rates for the 2000-2001 fiscal year; and

WHEREAS, the Board of County Commissioners is required, pursuant to NRS 361.460, to levy the tax rates for all local government entities in Washoe County for the fiscal period beginning July 1, 2000, and to designate the number of cents of each \$100 of property levied for each fund; and

WHEREAS, to confirm to the Nevada Department of Taxation the tax rates levied, the Department of Taxation has requested county commissions to adopt the resolution levying the tax rates of all local entities pursuant to NRS 361.460 and forward a copy of the Resolution to the Department.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Washoe County, Nevada, hereby levies the tax rates for all local government entities in Washoe County as such rates have been certified by the Nevada Tax Commission;

BE IT FURTHER RESOLVED, that the tax rates for all local government entities in Washoe County for the fiscal year 2000-2001 as certified and levied are shown on the Exhibits (placed on file with the Clerk's Office);

BE IT FURTHER RESOLVED, that the tax rate for Washoe County be designated and distributed for each fund as shown on the Exhibits (placed on file with the Clerk's Office); and

BE IT FURTHER RESOLVED, that the County Clerk is hereby directed to distribute copies of this Resolution along with all attachments to the Nevada Department of Taxation, the Cities of Reno and Sparks, the Truckee Meadows Fire Protection District, the Washoe County Treasurer, the Comptroller and the Finance Director.

00-730

**APPOINTMENT/RESIGNATION – INCLINE
VILLAGE/CRYSTAL BAY CITIZEN ADVISORY BOARD**

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the resignation of Gail Krolick as the Incline Village General Improvement District (IVGID) representative on the Incline Village/Crystal Bay Citizen Advisory Board (CAB) be accepted and Donald Epstein be appointed to fill that position. It was further ordered that the Board appoint Ronald Carrete and Joan Dietz to fill the Incline Village at-large positions with terms from July 1, 2000 through June 30, 2002.

00-731

**APPOINTMENTS/RESIGNATION – WEST TRUCKEE
MEADOWS CITIZEN ADVISORY BOARD**

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered the following:

- 1) The resignation of Rosemary DiGrazia as an at-large alternate on the West Truckee Meadows Citizen Advisory Board (CAB) be accepted, effective immediately.
- 2) That Duane Rasmussen and William Wallace be reappointed as representatives for the East of McCarran Boulevard positions with terms from July 1, 2000 through June 30, 2002;
- 3) That Martha Rugg, with a term to expire June 30, 2002, and Bridget Ryan, with a term to expire June 30, 2001, be appointed as at-large representatives for West of McCarran Boulevard positions;
- 4) That Len Crocker, with a term to expire June 30, 2002, be reappointed as a representative for the West of McCarran Boulevard position; and
- 5) That Molly Grein, with a term to expire June 30, 2001, and Jack Keeper, with a term to expire June 30, 2002, be appointed as at-large alternates to the West Truckee Meadows Citizen Advisory Board.

00-732

**RESOLUTION – REFUND OF TAXES – SAGE RIDGE SCHOOL –
APN 152-020-35**

Upon recommendation of Ann P. Wilkinson, Deputy District Attorney, as stated in D.A. Opinion No. 6386, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following Resolution be adopted and Chairman Short be authorized to execute on behalf of Washoe County:

RESOLUTION - Directing the County Treasurer to Refund Taxes

WHEREAS, the Board of Commissioners of Washoe County, pursuant to NRS 354.220 – 354.240, has the authority to direct the County Treasurer to refund money paid into the County Treasury; and

WHEREAS, Sage Ridge School (formerly known as “Excellence in Education”) made application for the refund of real property taxes for the 1998-1999 tax year because the Taxpayer’s property, APN 152-020-35, was tax exempt; and

WHEREAS, Sage Ridge School, has overpaid taxes for the 1998-1999 fiscal year in the amount of \$15,722.24; and

WHEREAS, it is the opinion of the Board of Commissioners of Washoe County that the applicant has just cause for making such application and that the granting of such refund would be equitable.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF WASHOE COUNTY AS FOLLOWS:

1. That the Treasurer of Washoe County is authorized and directed to refund to Sage Ridge School a total of \$15,722.24, that amount being the pro rated taxes overpaid by Sage Ridge School for the 1998-1999 tax year on APN 152-020-35.
2. The Treasurer of Washoe County is further directed to debit the account of each governmental entity which has shared in the excess of the taxes collected in error for its pro rata share of the refund.

00-733 EASEMENT NAME – WINTERS CREEK LANE (APN NOS. 156-050-01, 02, 03 AND 046-051-30, 35 & 37)

Upon recommendation of the Regional Street Naming Committee, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the request to name an existing unnamed street Winters Creek Lane, be approved, effective six months from the Board’s action, and the County Clerk be directed to notify all interested parties and agencies.

It was noted that the street is located west off U.S. 395 South and approximately one mile south of Cattleman’s restaurant.

00-734 EASEMENT NAME – THOMPSON LANE (APN NOS. 049-090-07, 11, 12, 13, 26, 27 AND 30)

Upon recommendation of the Regional Street Naming Committee, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the request to name an existing unnamed street

Thompson Lane be approved, effective six months from the Board's action, and the County Clerk be directed to notify all interested parties and agencies.

It was noted that the street is located south off Mt. Rose Highway.

00-735 EASEMENT NAMES – SPRUCEWOOD DRIVE – PARKFIELD DRIVE – DEL VISTA DRIVE (APN NOS. 506-021-15, 16 AND 33 THROUGH 40)

Upon recommendation of the Regional Street Naming Committee, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the request to name an existing unnamed private streets Sprucewood Drive, Parkfield Drive and Del Vista Drive be approved, effective six months from the Board's action, and the County Clerk be directed to notify all interested parties and agencies.

It was noted that the streets are located north of Gerdes Avenue and west of Sidehill Drive in Sun Valley.

00-736 EASEMENT NAME – CANYON RIVER COURT (APN NOS. 084-090-10 AND 28 THROUGH 32)

Upon recommendation of the Regional Street Naming Committee, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the request to name an existing unnamed street Canyon River Court be approved, effective immediately, and the County Clerk be directed to notify all interested parties and agencies.

It was noted that the street is located east and west off Truckee Canyon Court and south of Interstate 80 at the Mustang exit.

00-737 EASEMENT NAME – TRES AHLMEYER DRIVE (APN NOS. 076-310-44, 45, 48 THROUGH 53)

The Board considered a denial recommendation of the Regional Street Naming Committee to name an unnamed private street, located off Los Arboles Lane in Palomino Valley.

Linda Ahlmeyer, Sparks resident, stated that this would not have been an issue had the contractor recorded the street name as he said he would 2 years ago. She further stated that she only found out recently that the street name was never recorded; that the Street Naming Committee denied the request to name the street Tres Ahlmeyer Drive because she initiated the request and her last name is Ahlmeyer; and that she was informed they do not name streets after people who are still alive. She requested the Board approve naming the street Tres Ahlmeyer Drive.

Jack Holmes, Street Naming Committee Chairman, stated that it is a long-standing policy, although not a written one, of the Street Naming Committee to deny requests to name streets after living persons, but they will defer that decision to the Board.

Following further discussion, on motion by Commissioner Bond, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered that the request to name an existing unnamed private street Tres Ahlmeyer Drive be approved, effective six months from the Board's action, and the County Clerk be directed to notify all interested parties and agencies.

00-738 AGREEMENT – GANTHER MELBY LLC – COUNTY-WIDE FACILITIES MASTER PLAN – PUBLIC WORKS

Commissioner Galloway inquired if staff was comfortable with the amount of hours in the contract to complete the master planning of the County's major facilities. Dave Roundtree, Public Works Director, stated that they did review the number of hours involved and negotiated the hours down and feel comfortable with the estimate.

Commissioner Sferrazza requested that all properties and facilities owned by the County, specifically the Pioneer Inn site, be included in this facilities master plan; and that they coordinate with the Courts study if a need arises for anything to be located downtown. Mr. Roundtree stated that the consultants will be looking at all operations and facilities of the County.

In response to Chairman Short's inquiry, Mr. Roundtree stated that they probably cannot get a building in place prior to the expiration of the lease of the Water Resources Department at Longley Lane.

Mr. Roundtree stated that the consultants will meet on a regular basis with the Steering Committee; that they will periodically meet with the Board to advise and seek policy direction; and that they can provide the Board with a periodic report of expenditures.

Upon recommendation of Dave Roundtree, Public Works Director, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried, it was ordered that the Agreement with Ganthner Melby LLC for a County-wide Facilities Master Plan, in the amount of \$345,720, be approved and Chairman Short be authorized to execute the documents when presented.

00-739 NAMING NEW JUVENILE JUSTICE CENTER

Chairman Short stated that Jan Evans was a real mover and a champion for women and children in Nevada; that she chaired the Legislative Committee that looked at juvenile justice and introduced the legislation which provided the \$3 million in state funding for the comprehensive juvenile justice center that Washoe County is going

to build; and that it is very fitting that Jan Evans is memorialized in this center, so that current and future generations will remember the difference that she made for the youth of Washoe County.

Upon recommendation of Leonard Pugh, Director, Juvenile Services Department, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the new juvenile justice center be named after Assemblywoman Jan Evans.

It was noted that the entire complex would be named "The Jan Evans Juvenile Justice Center," with the detention portion of the facility still identified as Wittenberg Hall, in memory of Helen Wittenberg, an important advocate for the first juvenile detention center in Washoe County.

00-740 LEASE CONSIDERATION – ENVIRONMENTAL ABATEMENT – PIONEER HOTEL CASINO – CONKLIN BUILDING – RICHARDS BUILDING

Tom Gadd, Director, General Services, submitted a corrected listing of the current leases that exist for the Conklin and Pioneer Buildings. He stated that he received copies of existing leases from Mr. Conklin about 3 weeks ago, but it did not include the latest amendment to the Starlite Wedding Chapel's lease, which expires on October 31, 2002; and that he only found out about the amendment at yesterday's caucus meeting. He further stated that this is agendized for continuing the existing leases in the Conklin and Pioneer Building; that there are 16 leases in the Conklin Building; that out of those 16 leases, 8 are verbal leases that are continued on a month-to-month basis, with no paperwork trail on what they are; and that the other 8 leases in the Conklin Building, except 2, have expired and are continuing on a month-to-month basis. Mr. Gadd advised that legally when the County acquires the property they are bound to honor the terms of those leases that are actually in existence.

Commissioner Sferrazza stated that he is concerned about the contract to purchase these properties and inquired why they were not told about the two leases that do not expire until 2001 and 2002. Paul Lipparelli, Deputy District Attorney, stated that the agreement provides that the County is going to assume all of the existing leases; and that nobody at the County knew about the amendment to the Starlite lease until yesterday.

Commissioner Galloway stated that he is concerned about the non-disclosure of the lease at the Conklin Building; that although it is not a fault of the tenant, this is not fair to the taxpayers if the County gets stuck with financial consequences of this non-disclosure; and that maybe there is a middle ground where they can file a claim against the person who failed to disclose. Mr. Lipparelli stated that they don't know if there was any intentional withholding of information; and that they have contacted the attorneys who represent the sellers and intend to discuss their concerns with them.

Commissioner Bond stated that she is uncomfortable going forward with the issuance of bonds without having some indication of how this will be resolved. Mr. Lipparelli stated that the transaction is scheduled to close August 31st; that timing is important for approval of the medium-term financing, which has to be approved by the Department of Taxation; and that this needs to be decided soon if the County is going to meet the August 31st closing date.

John Sherman, Finance Director, stated that the timeframes for the medium-term financing are extremely tight; that he just received the Department of Taxation's approval today; that they are scheduled to sell the bonds in the first week of August; and that there are still process steps they need to go through to actually get the money in the bank.

Commissioner Sferrazza advised that the County only has one year from the date of sale to recover the cost of environmental mitigation. He further stated that although staff knew there was a lease that expired December 31, 2001, he was not made aware of that lease and inquired how they could have negotiated a deal where they were not going to be able to tear down the building until December 31, 2001, when mitigation requirements expire one year from the date of the purchase.

Commissioner Sferrazza inquired if they could allow all of the tenants to remain where they are until December 31, 2001. Dave Roundtree, Public Works Director, stated that he does not know if they can guarantee that, but it is to their advantage to keep the revenue coming in. Mr. Gadd advised that the County could set an arbitrary date for any and all of the leases, with the exception of three, which could be revisited after the bond issue is decided.

Commissioner Galloway inquired if they could direct staff to look into whether any other type of relocation assistance might be appropriate. Mr. Lipparelli advised that state law requires relocation assistance and contains timeframes; that before the actual relocation, a minimum of 90 days notice must be given; and that before the actual notice of relocation there has to be a program in place, and at this time the County does not have one developed.

Commissioner Bond commented that realistically there is nothing going to occur on that site for a minimum of a year, because master planning still needs to be completed. Mr. Lipparelli indicated that remediation of the Pioneer property will start right away. Mr. Gadd stated that the Heart of Reno Wedding Chapel has a lease at the Pioneer Building, which will expire on April 30, 2001, but the rest of the Pioneer Building could be remediated without impacting that tenant.

Chairman Short stated that he is concerned about the lease that goes to 2002 and what the County will do with that tenant.

Commissioner Shaw asked if support of staff's recommendation today would preclude Mr. Lipparelli from discussing the disclosure of that extended lease with Starlite and their attorneys. Mr. Lipparelli responded that it would not.

Katy Singlaub, County Manager, inquired if locking in the entire building to a date of December 31, 2001, would negatively impact the project planning. Mr. Roundtree responded that he believes it would be at the extreme limits and he would feel more comfortable with 2 to 3 months earlier.

Commissioner Sferrazza questioned if the bond issue did not pass and the District Attorney's Office needed space could this space be utilized. Mr. Gadd stated that they have relocation requirements they need to meet for everybody in the building. Mr. Lipparelli noted that the State Relocation Law applies to state and local governments.

Martin Crowley, area resident, owner and founder of American Legal Services, stated that he has been a tenant at 210 South Sierra Street for nearly 12 years; that all of the tenants in the building would be cooperative with County needs during the planning process; and that they need to take into consideration that all of these businesses have placed information in various phone books throughout the state and are concerned about the future of their businesses.

Sam Dehne, Reno citizen, stated that the County should have waited to buy the Pioneer property until the citizens voted on the proposed court bond.

Gary Schmidt, area resident, stated that the County should have talked with all of the tenants in the building regarding their leases before they entered into any contract; and that the County should find out if any of these leases have been recorded, because if they are not they may not be bound by them.

Tom Kearnes, area resident, stated that the County should find out what the voters want before they go any further with this property purchase.

Commissioners Galloway, Shaw and Sferrazza explained their support for the purchase of this property and their concerns for the existing tenants.

Commissioner Sferrazza expressed his concern regarding the diligence used in the negotiations for the purchase of this property. Mr. Lipparelli stated that there were leases on the title report but they were unrecorded leases.

Upon recommendation of Tom Gadd, Director, General Services, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that staff recognize and continue the existing leases for the Heart of Reno Wedding Chapel and the tenants in the Conklin Professional Building to the maximum extent possible within the existing provisions of NRS. It was further ordered that each existing tenant be contacted and a further investigation be conducted

for a more definite date in which the tenants will have to vacate; and that staff draft a re-location assistance plan and come back to the Board with that information.

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the environmental abatement issue of the Pioneer Inn Hotel be continued and staff directed to come back with more information on the necessity to proceed with that action right away.

**00-741 AB 486 MOTION – \$14,000,000 PIONEER INN HOTEL & CASINO
– CONKLIN BUILDING – RICHARDS BUILDING – FINANCE
DEPARTMENT**

Commissioner Galloway inquired if approval of this motion would require that they go forward with the purchase of the Conklin Building. He stated that he would like to hear more about the issues brought up in the previous item (00-740 above) before they purchase that parcel. John Sherman, Finance Director, stated that it only relates to the resolution (00-742 below).

In response to Commissioner Sferrazza's inquiry, Mr. Sherman recommended that the Board either vote for or against this issue as it stands before them today; and that he has prepared the requisite legal documents regarding the sale of these bonds.

Commissioner Sferrazza inquired if, in the event the bonds for \$14 million are approved today and later a decision against purchasing the Conklin property is made, could they use the excess \$2 million to pay down the note. Mr. Sherman responded that there are no call provisions on bond issues of the various years.

Commissioner Bond stated that they have a purchase agreement, which includes the Conklin Building, and inquired what would happen if they cancelled that purchase. Katy Singlaub, County Manager, stated that Mr. Lipparelli is working with the sellers' attorneys to try and mediate that issue; and that this Board did approve the purchase of all 3 parcels. Madelyn Shipman, Legal Counsel, stated that although there are 3 separate contracts, they are all contingent upon one another under the existing arrangement; and that she does not know at this time what would happen to the agreement if they decided not to purchase the Conklin property.

Commissioner Sferrazza stated that he cannot support the purchase of the Conklin property at this time, based on the information received at yesterday's caucus regarding the extended leases.

Commissioner Galloway stated that all of his concerns have been satisfied and he can support the motion at this time.

Chairman Short stated that he can support the purchase of this property because he believes the Regional Justice Center is necessary based on projected future growth; and that staff can come back to the Board if they come across a deal killer.

Sam Dehne, Reno citizen, expressed his concern about the acquisition of the Pioneer property and putting so many people out of work and stated that the County saying this acquisition does not impact a business is fraudulent.

On motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, with Commissioner Sferrazza voting “no,” it was ordered that the Board of County Commissioners determined that the Ordinance [adopted below] authorizing medium-term financing in the amount of not to exceed \$14,000,000 in order to acquire land for public buildings and improvements and appurtenances therefore does not impose a direct and significant economic burden upon a business and does not directly restrict the formation, operation or expansion of a business.

00-742 ORDINANCE NO. 1104 – BILL NO. 1280 – 2000 MEDIUM TERM BOND ORDINANCE

This was the time to consider adoption, as if an emergency exists, of an ordinance authorizing the issuance of and specifying the terms and conditions of the registered, negotiable, Washoe County, Nevada General Obligation (limited tax) Medium Term Bonds in the maximum aggregate principal amount of \$14,000,000 for the purpose of acquiring land for public buildings and improvements and appurtenances (Pioneer Inn property) for the County.

Commissioner Shaw moved to introduce Bill No. 1280, Ordinance No. 1104, seconded by Commissioner Bond.

Commissioner Sferrazza moved to amend the amount to \$12,000,000, but the motion died for lack of a second.

Sam Dehne, Reno citizen, reiterated his earlier comments and requested that the citizens be allowed to vote on this issue before the Board approves anything further.

On call for the question, the original motion duly carried with Commissioner Sferrazza voting “no,” Chairman Short ordered that Ordinance No. 1104, Bill No. 1280, entitled, **“AN ORDINANCE DESIGNATED BY THE SHORT TITLE “2000 MEDIUM TERM BOND ORDINANCE;” AUTHORIZING THE ISSUANCE OF AND SPECIFYING THE TERMS AND CONDITIONS OF THE REGISTERED, NEGOTIABLE, WASHOE COUNTY, NEVADA GENERAL OBLIGATION (LIMITED TAX) MEDIUM TERM BONDS IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$14,000,000; SPECIFYING AND AUTHORIZING THE FINANCE DIRECTOR TO SPECIFY OTHER DETAILS CONCERNING THE BONDS; AND PROVIDING THE EFFECTIVE DATE HEREOF”** be approved, adopted as if an emergency exists, and published in accordance with NRS 244.100.

**CONVERSION – SEPTIC SYSTEMS TO SANITARY SEWERS –
SPANISH SPRINGS VALLEY – WATER RESOURCES**

Ed Schmidt, Director, Department of Water Resources, stated that approximately 2000 homes are affected by the circumstances that requires the installation of community sewer service in Spanish Springs, and the residents are faced with having to pay up to \$15,000 to decommission their septic systems and hook up to a wastewater treatment system. He advised that the State has directed the County to submit a schedule for the development of a facilities plan by August 1 of this year and to submit an implementation plan by February, 2002; that many great ideas and suggestions came out of the public meetings that were held regarding this matter and the County Manager's office has suggested developing a working group; and that one of the alternatives staff is looking at is denitrifying the septic systems.

Bryan Tyre, Health Department, discussed issues concerning the nitrate levels in the area and advised that a U.S.G.S. report has conclusively linked the rising nitrate levels in the Spanish Springs Valley to the septic tank systems in the area. Mr. Tyre then responded to questions of the Board.

Chairman Short made reference to a letter received from the Countryside Unit #1 Subdivision homeowners advising that their subdivision does not contribute to the elevated nitrate levels in Spanish Springs Valley, and requesting exclusion from the conversion plan from septic to sewer.

Leo Drozdoff, Chief, Bureau of Water Pollution Control, Nevada Division of Environmental Protection, advised that the directive concerning the conversion of septic systems to sanitary sewer systems in the Spanish Springs Valley was based on the potential public health and environmental threat that currently exists; and that dealing solely with the water from a consumption standpoint does not alleviate the concern about the environmental issues that groundwater is being impacted by the septic systems and nitrate levels are increasing. Mr. Drozdoff then responded to questions of the Board and advised that they will be working with the County in this effort and want to be part of the process; that denitrification systems are a viable alternative, but do not work well if they are not operated well; and that, if the County is going to look at that alternative, a well thought out operation and maintenance program would need to be put in place. He further advised that because of the well locations and some unique characteristics that make the Countryside Subdivision different than the vast majority of the houses in Spanish Springs, he would think they could be given their own designation at this point, but feels they should be included in the study.

Chairman Short advised that several people have requested to address the Board on this issue.

Tim Tucker, County resident, read a letter from the Star Ranch North Homeowners Association requesting an exemption because the 50 homes in the subdivision that are not sewered have an overall density of approximately 1 unit per 1.22 acres

and the balance of the development is on sewers; that at least one member from the association be appointed to each committee formed during the process; and that all viable alternatives be reviewed. He stated that he believes the Spanish Springs basin has two different aquifers and this issue needs to be looked at; and that he owns the Countryside Subdivision and is also representing that sector on this issue. Mr. Tucker then submitted three faxes from people in the area objecting to the project, which were placed on file with the Clerk.

Jerry Casale, County resident, spoke about concerns for how people on fixed incomes will pay for the sewer hook-up. He then suggested that desalination plans for bringing water from the ocean should be looked at, and noted that dilution with fresh water is a solution to water pollution.

Dee Endemano, Spanish Springs resident, stated that the citizens who will be paying for the sewer connections need to choose their methods as long as they are successful; and that a septic denitrification pilot program should be conducted.

Jim Shelton, Spanish Springs resident, commented that dry lines could have been installed in these developments several years ago, and he feels the County Commission made some terrible choices in this regard and should pick up part of the bill.

Lee McFadden, Spanish Springs resident, advised that when they purchased their home they were never told about a potential septic sewer problem; that she learned that in 1990 the builder knew that sewers would be necessary within a few years; and that she would like to know why the County Commission allowed septic system development to continue.

Jandy, Spanish Springs resident, stated that she is on a fixed income and cannot afford these costs. She asked what part of this expense the County would be absorbing.

Stephen Weber, area resident, suggested that consideration be given to the alternative of abandoning the leachfield, which is how nitrates get into the ground, and treat just the liquids through the city sewer system, as this would allow smaller lines to the street and reduce the cost.

Alan Masterfield, area resident, expressed concern that this situation was known when the master plan was developed and the developers were allowed to build without installing dry lines; and that the developers should have disclosed this situation to the home buyers and should pay some of the costs.

Gloria Comfort, Spanish Springs resident, stated that she represented many concerned homeowners in the Bridle Path Subdivision. She expressed concerns regarding the continued approval of development with septic systems in the area, why information regarding the situation was never released to the homeowners, and how people on fixed incomes are going to afford the cost.

Gary Schmidt, Mt. Rose area resident, advised that in the Mt. Rose area, the Water Resources Department has a policy that any property owner or developer requesting a commercial development, residential subdivision, or parceling of a piece of residential property would be required to bring live sewer to that property as a condition of approval; that this would effectively provide a new sewer line to the area that others could hook onto at little or no expense; and that Water Resources and the Board should be consistent and apply the same policy on the next application for the Spanish Springs Valley.

Sam Dehne, Reno resident, commented that the blame lies with the developers who are addicted to uncontrolled growth and they should be forced to cover all their bases when they develop these projects; that if any of these developers are still in the area, they should be held to task for what they have done; and that a bond should be issued to allow people to pay over a long period of time.

Kristene Biglieri, Spanish Springs resident, stated that when she purchased her property she was never advised of any potential water problems or the need for sewer systems in the future; and that she is not opposed to growth, but a \$15,000 hit for the average working person to bring in a sewer system to cure a problem that was not disclosed is a real injustice.

Bob Schlesinger, Spanish Springs resident, stated that there is no easy solution to this problem and he hopes everyone can work together to look at alternatives; and that he would hope the State would grant more time to look at all the options and make wiser decisions.

Charles Avery, Spanish Springs resident, commented that he estimates that approximately 25% of the residents of the area are on fixed incomes and will find it difficult to pay these costs.

Chairman Short stated that he feels the implementation of the public involvement program is very important; and that staff will do everything they can to try to find grant money and the cheapest solution possible.

Commissioner Bond suggested that the proposed schedule to develop a facilities plan be expanded to include some of the other options mentioned today. She stated that the public involvement program is a good idea and should proceed forward; that staff needs to pursue any available State, Federal and County monies that could help with the cost; and that if all the answers are not available at the end of 18 months, she would hope the State would be willing to extend the time limit in order to develop a viable solution. Commissioner Shaw agreed with Commissioner Bond's comments.

Commissioner Galloway suggested broader language to the proposed letter to the State to include "...a facilities plan that will provide sanitary sewer or environmentally acceptable alternatives...," as that would provide the opportunity to consider other options. He then asked about worst-case scenario costs and Mr. Schmidt advised

that they would be between \$50 and \$150 per month depending on the length of time and the amount financed.

Discussion commenced concerning possible ways to remove nitrates, the average life of septic systems, etc. Commissioner Galloway commented that even if this situation had not arisen the homeowners would have ongoing costs to maintain the current septic systems; that he is not arguing that there should possibly be some relief for the residents, but noted that if the County picked up part of the cost it would really be other taxpayers that were paying; and that this raises the question of whether the Spanish Springs residents would want part of their tax money paying for other areas of the County that might experience this same situation.

Commissioner Sferrazza disclosed that his father-in-law lives in one of the HAWCO homes. Legal Counsel Shipman stated that the disclosure is sufficient and Commissioner Sferrazza could vote on this item.

Following discussion, on motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the following actions be taken:

1. The Water Resources Department be directed to submit a letter to the Nevada Division of Environmental Protection proposing a schedule for the development of a facilities plan that will provide sanitary sewer or environmentally acceptable alternatives to the high-density septic tank areas of Spanish Springs; and that a note be added to the schedule stating that the task items listed will include, but are not necessarily limited to, the concepts discussed in the report.
2. That a public involvement program that includes a working group, a quarterly newsletter/website and quarterly community-wide meetings be implemented.
3. That quarterly updates be presented to the Board.
4. That upon approval of the schedule by the Nevada Division of Environmental Protection, Water Resources be directed to proceed with the plan's development.

Commissioner Sferrazza asked if the 18-month timeframe is mandatory. Mr. Drozdoff advised that the State is not interested in taking enforcement actions against the County; that he believes the timeframe is adequate but, if the County puts forth a good faith effort and finds it is not where it wants it to be, some consideration could be given; and that he is cautious, however, because he does not want this delayed any longer than absolutely necessary because of the public health and environmental issues. He then advised that the State offers low interest loans that are currently at 3.75% and has placed the Spanish Springs project at the top of the list because of the public health issue.

DISCUSSION – VOTER RESEARCH – FISCAL EQUITY AND GROWTH ISSUES – FINANCE

Katy Singlaub, County Manager, advised that staff would like to obtain input and direction from the Board on how to move forward on the action plan adopted June 26, 2000 concerning fiscal equity issues; and that she prepared a summary outlining some of the ideas and suggestions that have previously been made concerning this matter.

John Sherman, Finance Director, reviewed the issues presented for Board consideration as outlined in the agenda memorandum dated July 14, 2000 which included voter research methods, what fiscal equity issues should be addressed, potential unincorporated area solutions, and whether to address growth issues. He advised that staff's intent is to continue to make good faith efforts relative to the fiscal equity issue and explore all areas in an attempt to resolve the matter.

Commissioner Galloway stated that he thinks the County needs public input on this issue; that it is crucial to determine what is really true when talking about the merits of any change; and that it is important to find out where the unincorporated community stands on the options to address fiscal inequity, which options would include some type of supplemental tax, reduction of services, annexation, etc.

Commissioner Bond suggested that the order of the process should first be to determine the dollar amounts for services, then what fiscal equity issues should be addressed, followed by what growth issues, if any, should be addressed. She noted that addressing these issues first would provide the information needed to determine the questions that should be asked in a survey of registered voters.

Commissioner Shaw commented that he believes research on these issues is very important; that he does not like polls or surveys because sometimes the information received is not significant; and that he would like to incorporate the County Manager's outline for proposed strategies into the process.

Discussion ensued regarding possible alternatives to a public survey poll, which included forming a focus group, a citizens jury, study circle working group, etc. Commissioner Galloway stated that he would rather have some kind of focus group approach; but that staff would first have to prepare information that could be proven to be factual. Commissioner Sferrazza discussed issues concerning the citizen's jury mechanism and stated that he would rather not do a poll because it may or may not be accurate; that he would prefer to receive recommendations from a cross section of the unincorporated residents and have whatever type of working group is formed identify informed alternative solutions which would then be taken to a vote of the people. Ms. Singlaub noted that a vote on these issues will not take place until 2002, which will provide excellent time to obtain the necessary information. Commissioner Galloway stated that he thinks there is a preference for the more in-depth kind of citizen review rather than a telephone poll; that the CAB's and NAB's should be included in the process; and that possi-

bly more than one channel could be pursued to provide a broader spectrum of information.

Upon inquiry of County Manager Singlaub, the Board advised that the process should be done Countywide.

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Chairman Short temporarily left the meeting and Vice Chairman Shaw assumed the gavel.

00-745 **BILL NO. 1278 - ORDINANCE NO. 1102 - AMENDING WCC CHAPTER 110 (DEVELOPMENT CODE) – ACCESSORY USES AND STRUCTURES – NON-MUNICIPAL AIRSTRIPS, GLIDER PORTS AND PERSONAL LANDING FIELDS**

5:30 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 14, 2000, to consider the second reading and adoption of Bill No. 1278. Proof was made that due and legal notice had been given.

Dean Diederich, Planning Manager, Department of Community Development, reviewed background information and the content of the Development Code Amendment.

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Chairman Short returned to the meeting and assumed the gavel.

Chairman Short opened the public hearing and called on those wishing to speak. There being no response the public hearing was closed.

On motion by Commissioner Galloway, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that Ordinance No. 1102, Bill No. 1278, entitled “AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (WASHOE COUNTY DEVELOPMENT CODE) ARTICLE 306, ACCESSORY USES AND STRUCTURES, AND ARTICLE 902, DEFINITIONS, BY ADOPTING STANDARDS FOR “NON-MUNICIPAL AIRSTRIPS AND GLIDER PORTS” AND “PERSONAL LANDING FIELDS” AND OTHER MATTERS PERTAINING THERETO,” be approved, adopted, and published in accordance with NRS 244.100.

00-746 **COMPREHENSIVE PLAN AMENDMENT CASE NO. CP00SE-001 (SHARON HILLS) - PARKER COMPANIES, LLC – COMMUNITY DEVELOPMENT**

5:30 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 14, 2000 and mailed to affected property owners on July 13, 2000 by the Department of Community Development to consider the recommendation of

the Washoe County Planning Commission to amend the Southeast Truckee Meadows Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would re-designate Assessor's Parcel Number 051-010-01 from the land use category of General Rural (GR) to Medium Density Suburban (MDS), and Open Space (OS); Assessor's Parcel Number 051-010-38 from the land use category of High Density Rural (HDR), and General Rural (GR), to Medium Density Suburban (MDS) and Open Space (OS); Assessor's Parcel Number 051-562-02 from the land use category of General Rural (GR) and Medium Density Suburban (MDS) to Medium Density Suburban (MDS). Assessor's Parcel Numbers 051-562-01, 051-591-01, & 051-592-02 from the land use category of Medium Density Suburban (MDS), and High Density Rural (HDR) to Medium Density Suburban (MDS); Assessor's Parcel Number 051-592-03 from a land use category of High Density Rural (HDR) to Medium Density Suburban (MDS). The parcels considered for the land use change total 81+/- acres and are located to the south and east of Pembroke Drive, and immediately north of Hidden Valley Regional Park. The parcels are found within the Truckee Meadows Hydrographic Basin, in the SW 1/2 of Sections 22 & 23, T19N, R20E, MDB&M, Commission District. Proof was made that due and legal notice had been given.

Sandra Dutton, Community Development, reviewed the proposed amendment and displayed a map of the subject area on the document camera.

Bill Thomas, Summit Engineering, representing Parker Companies, LLC, advised that, subsequent to approval of the original project in 1993, State regulations were implemented requiring all new development to be immediately connected to sewer; that this changed the dynamics of the project and resulted in this request that the developable part of the property be turned into MDS zoning; that the eastern part of the property zoned GR and adjacent to Hidden Valley Park will be turned into open space with the intent to first offer it to Washoe County to be part of the park; and that if Washoe County does not wish to have the property it will be maintained as open space under the control of the homeowner's association. Mr. Thomas then responded to questions of the Board.

Commissioner Galloway asked whether, if approved, the amendment could be conditioned that the open space portion would be deed restricted whether accepted by the County or deeded to the homeowner's association. Mr. Thomas stated that the property would be deed restricted as open space free from any development and improvement; and that they would be comfortable with the condition proposed by Commissioner Galloway, and that limitation could be placed on the deed when the subdivision map is presented and the property is dedicated.

Chairman Short opened the public hearing and called on those wishing to speak.

Art O'Connor, County resident, advised that he owns two 40-acre parcels immediately to the east of the project and his access is through one of the parcels being designated for open space; and that he would like to make sure his access is maintained.

He then responded to questions of the Board and advised that the access is probably a prescriptive right.

Mr. Thomas stated that if there is legal access across the property it will show on the title report and will be maintained with any subdivision map they do; and that if Mr. O'Connor has a prescriptive right they would need to work with him to see if there is a way to give him access.

Legal Counsel Shipman advised that the issue before the Board is a Comprehensive Plan Amendment and is not an approval of a subdivision or plan; that research needs to be done before any specifics related to access are determined; and that the Board cannot condition a Comprehensive Plan amendment.

Jim Parker, County resident, advised that he owns 50 acres adjacent to the subject property; that his property is located in the middle of one of the proposed routes for the Tahoe-Pyramid Link, and even though that route will most likely never occur, the property is still under that cloud; and that he is going to have the same problems as the applicant if he tries to develop his property.

Neil Upchurch, Hidden Valley Homeowners Association, advised that the developer has bent over backwards to work with the association; that he attended all of the CAB meetings where the developer presented his plans and there was no opposition expressed; and that they are in full support of the project.

Victoria Draper, President, Hidden Valley Homeowner's Association, advised that they had several meetings with the developer and their plan fits in with the community; and that people who live near the development have requested that they build ½-acre lots next to existing ½-acre lots, and approve the same CC&R's.

Jolene Strozzi, Hidden Valley resident, stated that the developer has made himself available to answer all questions specific to this project, solicited meaningful input and feedback from the people in the community, and made changes consistent with that feedback; and that she supports the project wholeheartedly.

There being no one else wishing to speak, Chairman Short closed the public hearing.

Following discussion, upon recommendation of the Washoe County Planning Commission, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that Comprehensive Plan Amendment Case No. CP00SE-001 be approved based on the following findings:

1. The proposed amendment to the Southeast Truckee Meadows Area Plan is in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.

2. The proposed amendment to the Southeast Truckee Meadows Area Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.
3. The proposed amendment to the Southeast Truckee Meadows Area Plan responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable use of land.
4. The proposed amendment to the Southeast Truckee Meadows Area Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan.
5. The proposed amendment to the Southeast Truckee Meadows Area Plan will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. The proposed amendment to the Southeast Truckee Meadows Area Plan is the second amendment to the Plan in 2000, and therefore does not exceed the three permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
7. The Washoe County Planning Commission public hearing, prior to action on the proposed amendment to the Southeast Truckee Meadows Area Plan, and the related changes to the text and maps of the plan, has been properly noticed in a newspaper of general circulation in the County as prescribed under NRS 266.210(1).
8. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.
9. The Washoe County Commission gave reasoned consideration to information contained within the reports transmitted to the Washoe County Planning Commission and the Washoe County Commission, and information received during the Washoe County Commission public hearings.

**00-747 2001 LEGISLATIVE SESSION BILL DRAFT REQUESTS –
STRATEGIC PLANNING**

Chairman Short noted that discussion was held on this item at yesterday's caucus meeting.

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that Bill Draft Request Nos. WC-1 (Manufactured Housing), WC-2 (Planning issues), WC-4 (Employee Health Insurance), WC-5 (Human Resources issues), and WC-6 (Law Enforcement) be approved and staff be directed to come back to the Board concerning the progress on the other proposed bill draft requests. It was further ordered that staff pursue the possibility of NACO or other entities sponsoring legislation that accomplishes the intent of some of the County's proposed legislation.

Following discussion, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that staff be directed to submit the Drug Court Bill Draft Request to Clark County for co-sponsorship as part of their BDR concerning this issue.

Katy Singlaub, County Manager, noted that additional issues that have not yet been identified may come to the Board on a future list. Mr. Slaughter advised that he is currently having discussion with NACO staff about some of the other bills on the list, and those will likely show up on the NACO Board meeting in August.

**00-748 AWARD OF BID – ADMINISTRATIVE COMPLEX SYSTEMS
SIGNAGE - BID NO. 2240-2000 – FACILITY MANAGEMENT**

This was the time set for continuance from the July 11, 2000 meeting to consider award of bid, Notice to Bidders for receipt of sealed bids having been published in the Reno Gazette-Journal on April 28, 2000, for Administrative Complex Systems Signage, on behalf of the Facility Management Division of the General Services Department.

Bids, copies of which were placed on file with the Clerk, were received from the following vendors:

Ellis & Ellis
Innerface Sign Systems, Inc.

Fastsigns submitted a "No-Bid" response and ASI Sign Systems, Sign Service, Ltd., System 2/90 Inc., and Weidner Architectural Signage failed to respond to the invitation to bid.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Sferrazza, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that Bid No. 2240-2000 for Administrative Complex Systems Signage, which entails the manufacturing and installation of exterior and interior signage systems, on behalf of the Facility Management Division of the General Services Department, be awarded to the low bidder, Innerface Sign Systems, Inc., in the net amount of \$122,057.96.

EMPLOYEE OPINION SURVEY ACTION PLAN 2000

Upon recommendation of John Slaughter, Strategic Planning Manager, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that the Washoe County Employee Opinion Survey Action Plan 2000 be accepted and staff be directed to continue implementation efforts related to the identified action items outlined in the agenda memorandum dated July 14, 2000.

COMMISSIONERS’/MANAGER’S COMMENTS

Commissioner Bond commented that she has received calls from constituents concerning problems they are experiencing with the dispatch center and this issue needs to be addressed as soon as possible. Katy Singlaub, County Manager, advised that she has requested a status of those services from Sheriff Balaam and will be forwarding that information to the Board.

Commissioner Sferrazza referred to a recent article in the newspaper concerning the Child Sexual Assault Program and requested that District Attorney Richard Gammick provide information to the Board regarding this issue at a future meeting.

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There being no further business to come before the Board, the meeting adjourned at 8:05 p.m.

TED F. SHORT, Chairman
Washoe County Commission

ATTEST: AMY HARVEY, County Clerk
